

Sandra K. McBeth (SBN 138697)  
A Professional Law Corporation  
7343 El Camino Real, #185  
Atascadero, CA 93422  
(805) 464.2959  
(805) 357.5905 (fax)  
smcbeth@mcbethlegal.com

Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
NORTHERN DIVISION

In re:	)	Case No.: 9:17-BK-11830-DS
	)	Chapter 7
	)	<b>TRUSTEE'S REPORT OF SALE</b>
PATRICK JAMES DENNIS,	)	<b>[999 Suffolk St., Cambria, CA]</b>
	)	
Debtor.	)	

Pursuant to Fed. R. Bankr. P. 6004(f)(1), Sandra McBeth, Trustee in the above-captioned case reports to the Court that after due notice to creditors and interested parties, a public hearing was held at the above-entitled Court for the sale of the estate's interest in the real property located at 999 Suffolk St., Cambria, CA on June 19, 2018, the Honorable Deborah J. Saltzman, presiding.

The Court inquired of any potential bidders who wished to bid higher than the buyer Susan R. Klein, and no one was present to overbid.

The sale was approved to Susan R. Klein for the purchase price of \$425,000.00, per Order entered June 20, 2018. Escrow closed on this sale on June 29, 2018, and the estate has

1 received the net proceeds of \$58,009.10 as set forth in the Seller's Final Settlement

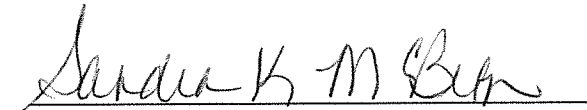
2 Statement is attached hereto as Exhibit "A" and incorporated herein by reference.

3

4

Dated: July 5, 2018

5

  
Sandra K. McBeth, Chapter 7 Trustee

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

**EXHIBIT “A”**

**First American Title Company**

899 Pacific Street • San Luis Obispo, CA 93401

Office Phone:(805)543-8900 Office Fax:

***Seller's Final Settlement Statement*****Property:** 999 Suffolk Street, Cambria, CA 93428**File No:** 4009-5697609**Officer:** Yolanda Whisenand/YW**Settlement Date:** 06/29/2018**Disbursement Date:** 06/29/2018**Print Date:** 06/29/2018, 10:28 AM**Buyer:** Susan R. Klein**Address:** 5208 Davis Street, Union City, CA 94587**Seller:** Sandra K. McBeth, Chapter 7 Trustee**Address:** 7305 Morro Road #206, Atascadero, CA 93422

Charge Description	Seller Charge	Seller Credit
<b>Consideration:</b>		
Total Consideration		425,000.00
<b>Prorations:</b>		
County Tax 06/29/18 to 07/01/18 @\$2,008.32/yr		11.16
<b>Commission:</b>		
Commission Paid at Settlement to Jack Posemsky Real Estate	12,750.00	
Commission Paid at Settlement to Better Homes & Gardens Real Estate Haven Properties	12,750.00	
<b>Payoff Loan(s):</b>		
Lender: Ditech.com		
Principal Balance - Ditech.com	258,660.99	
Recording Fee - Ditech.com	192.00	
Interest through 7/6/2018 - Ditech.com	2,898.86	
Escrow - Ditech.com	2,374.07	
Payments held in suspense - Ditech.com		14.36
<b>Title/Escrow Charges to:</b>		
Escrow Fee - One Half to First American Title Company	625.00	
Notary Fee S First American Title to First American Title Company	15.00	
ALTA Owners Policy Standard to First American Title Company	1,283.00	
County Documentary Transfer Tax to First American Title Company	467.50	
<b>Disbursements Paid:</b>		
Homestead Exemption to Patrick James Dennis	75,000.00	
Cash (X To) ( From) Seller	58,009.10	
<b>Totals</b>	425,025.52	425,025.52

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
7343 El Camino Real #185, Atascadero CA 93422

A true and correct copy of the foregoing document described **TRUSTEE'S REPORT OF SALE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On April 26, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee (ND)

ustpreion16.nd.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On April 26, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

July 5, 2018	Sandra K. McBeth	/s/ Sandra K. McBeth
Date	Type Name	Signature